107.0	0004	0002.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,527,400	/	1,527,400
USE VALUE:	1,527,400	/	1,527,400
ASSESSED:	1,527,400	/	1,527,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
49		LANTERN LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SABA RAMZI
Owner 2:	FRAYHA NAJLA
Owner 3:	
Street 1:	49 LANTERN LANE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CAROWELL LLC -
Owner 2:	-
Street 1:	1193 MASS AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .232 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1955, having primarily Vinyl Exterior and 4056 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10091.000	1,021,500		505,900	1,527,400
Total Card	0.232	1,021,500		505,900	1,527,400
Total Parcel	0.232	1,021,500		505,900	1,527,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 376.58 | /Parcel: 376.58

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	68358
GIS Ref	
GIS Ref	
Insp Date	09/11/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 107.0-0004-0002.0

!8414!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	1,021,500	0	10,091.	505,900	1,527,400		Year end	12/23/2021
2021	101	FV	990,600	0	10,091.	505,900	1,496,500		Year End Roll	12/10/2020
2020	101	FV	226,300	0	10,091.	505,900	732,200	732,200	Year End Roll	12/18/2019
2019	101	FV	195,000	0	10,091.	505,900	700,900	700,900	Year End Roll	1/3/2019
2018	101	FV	194,100	0	10,091.	433,600	627,700	627,700	Year End Roll	12/20/2017
2017	101	FV	194,100	0	10,091.	404,700	598,800	598,800	Year End Roll	1/3/2017
2016	101	FV	194,100	0	10,091.	346,900	541,000	541,000	Year End	1/4/2016
2015	101	FV	193,100	0	10,091.	310,800	503,900	503,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:17:30

LAST REV

Date	Time
10/27/20	10:19:01
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8414

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CAROWELL LLC,	1561-100	1	8/17/2020		1,625,000	No	No		
GOVONI CAROL/ E	1549-1	1	8/30/2019	Estate/Div	750,000	No	No		
GOVONI ROBERT C	1375-75		10/1/2009	Family	1	No	No		Carol Govoni dod 5/5/2019
	726-156		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	68358
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/12/2020	368	Porch	18,000	C				
12/10/2019	1984	Addition	140,000	O				
4/2/2013	451	Re-Roof	9,995	C				
4/7/2010	270	Window/S	2,591					5 REPLACEMENT WIND

ACTIVITY INFORMATION

Date	Result	By	Name
9/21/2020	SQ Returned	MM	Mary M
9/9/2020	SQ Mailed	MM	Mary M
9/11/2018	Inspected	PH	Patrick H
8/30/2018	MEAS&NOTICE	CC	Chris C
6/12/2013	Info Fm Prmt	EMK	Ellen K
2/10/2009	Meas/Inspect	189	PATRIOT
10/26/1999	Meas/Inspect	243	PATRIOT
7/23/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10091		Sq. Ft.	Site		0	70.	0.72	4									505,909						505,900	

Total AC/HA:	0.23166	Total SF/SM:	10091	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	505,909	Spl Credit		Total:	505,900

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	A- - Very Good (-		
Year Blt:	1955	Eff Yr Blt:	2020
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	1.0	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.96065086
Const Adj.:	0.99989998
Adj $ / SQ:	124.872
Other Features:	125422
Grade Factor:	1.61
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1031790
Depreciation:	10318
Depreciated Total:	1021472

COMMENTS

SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	3	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	4	
Totals			
1	10	4	

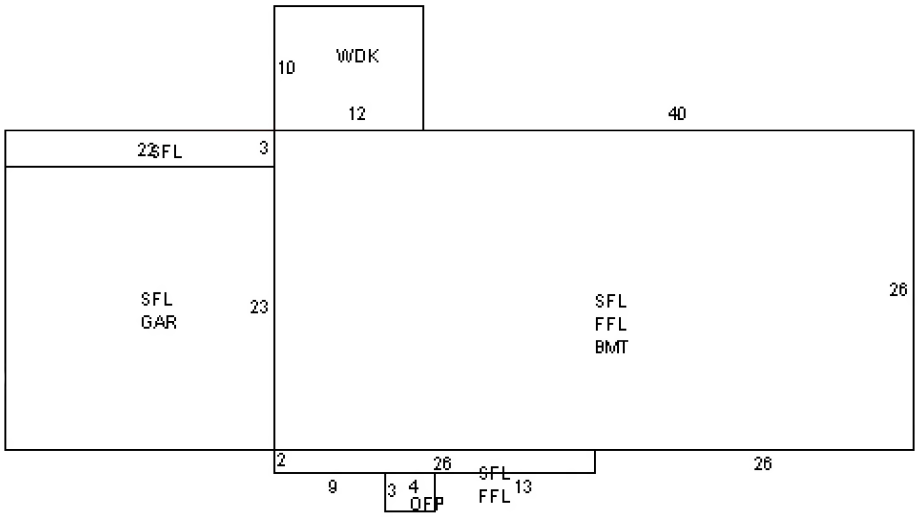
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	201.04
Special Features:	0	Val/Su Net:	190.22
Final Total:	1021500	Val/Su SzAd	302.22

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,976	124.870	246,747
FFL	First Floor	1,404	124.870	175,320
BMT	Basement	1,352	59.940	81,037
GAR	Garage	506	19.940	10,089
WDK	Deck	120	14.330	1,720
OFP	Open Porch	12	44.000	528

Net Sketched Area:	5,370			Total:	515,441
Size Ad	3380	Gross Area	5370	FinArea	4056

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

107.0-0004-0002.0

IMAGE

AssessPro Patriot Properties, Inc